

8/01/12 12:20:34  
OK W BK 686 PG 626  
DE SOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**Record and Return To:**

Brian K. Widener  
Closing Department  
JOHNSON & FREEDMAN, LLC  
1587 Northeast Expressway  
Atlanta, GA 30329

**REALTY TITLE**  
2396 East Parkway  
Hernando, MS 38632  
(662) 428-2680

State of Mississippi  
County of Desoto

**INDEXING INSTRUCTIONS:**

Lot 119, Phase IIC, Area H, The Lakes of Delta Bluffs Planned Development

26-1-9 PB 83 pgs 35-36

Prepared by Charity Bridgewater, Esq.

12100149

1587 Northeast Expressway  
Atlanta, GA 30329  
770-234-9181: MS BAR # 100962

**SPECIAL WARRANTY DEED**

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-22**, 400 National Way, Simi Valley, CA 93065. (hereinafter called "Grantor") does hereby sell, convey, specially warrant and deliver unto **Linda Griffith**, (hereinafter called "Grantee"), the following described property situated in Desoto County, Mississippi, to wit:

The real property which is the subject of this conveyance is described as follows:

**Lot 119, Phase IIC, Area H, The Lakes of Delta Bluffs Planned Development, situated in Section 26, Township 1 South, Range 9 West DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 83, Pages 35-36, in the Office of the Chancery Clerk of DeSoto County Mississippi.**

**Subject Property Address: 7844 RANDOLPH CV, Walls, MS 38680**

**Parcel ID: 1 09 7 26 03 0 00119 00**

**Commonly known as: 7844 Randolph Cv., Walls, MS 38680**

This conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including any mineral, oil or gas reservations and any covenants or restrictions of record.

Taxes for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

This conveyance is also subject to zoning and/or other land use regulations promulgated be federal, state of local governments affecting the use of occupancy of the subject property.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

Address of Grantee: 6890 Center St. E, Horn Lake, MS 38637; (901)626-9143 N/A

Address of Grantor: 400 National Way, Simi Valley, CA 93065; N/A

(Continuation of Special Warranty Deed)

WITNESS THE SIGNATURE of the Grantor on this 26 day of JULY,  
2012.

Seller(s):

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-22, By: Bank of  
America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans  
Servicing, LP, servicer and attorney in fact

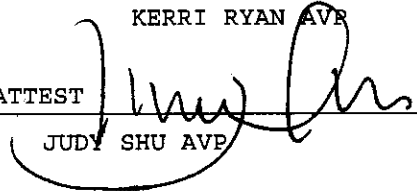
BY:



KERRI RYAN AVP

ATTEST

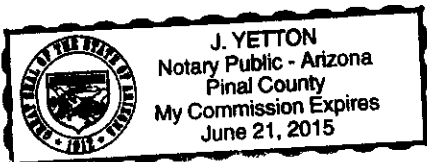
JUDY SHU AVP



State of ARIZONA  
County of MARICOPA

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid  
KERRI RYAN who acknowledged to me that she~~he~~ is AVP  
of BANK OF AMERICA, the attorney-in-fact for  
BANK OF NEW YORK and that in its capacity as attorney-in-fact for  
BANK OF NEW YORK she~~he~~ executed, signed and delivered the above and foregoing  
instrument after having been authorized to do so.

Given under my hand and seal this the 26 day of JULY 2012, \_\_\_\_\_.





Notary Public for the State of AZ  
My Commission  
Expires: 6-21-2015